

III. Proposed Building Rehabilitation

The following is an analysis of the recommendations provided in the *Exterior Buildings Condition Inspection Report & Recommended Improvement Options, The Sterling House, Transportation Enhancement Project, New Castle County, Delaware City, Delaware*, prepared in December 2004 by Hurley-Franks & Associates with 1:1:6 Technologies, Inc. and Keast & Hood Co. for McCormick Taylor, Inc. and the Delaware Department of Transportation. The report was examined to see if its recommendations are consistent with the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67).

In general, the report shows an understanding and awareness of the importance of keeping as much historic fabric as possible and replacing in kind otherwise, and the *Basic Improvement Plan* meets the Standards. The *Upgrade Items* and *Additioanl Scope and Deferment Items* also appear to be generally in line with the Standards, although the suggestion of replacing all windows is questionable and the method of cleaning for exterior masonry is not detailed; in order to meet the Standards, this must be the gentlest cleaning possible. The goal of stabilization means that plans and designs for future use by the city (the owners of the building) have not yet been formalized. However, given the past trend of Sterling House's use as a public building and its current deteriorating condition, stabilization and sympathetic plans for future use should both be applauded.

The Secretary of the Interior's Standards for Rehabilitation are provided below, with a short general summary of the relevance of the proposed Sterling House recommendations following each Standard (pp. 19-21). Details of the recommendations as they appear in the report and a further consideration under the Standards are also included (pp. 22-25).